

**MINUTE RECORD OF THE CITY OF SAN ANGELO TAX INCREMENT  
REINVESTMENT ZONE MEETING HELD ON Tuesday, August 23, 2016 AT  
3:00 PM, MCNEASE CONVENTION CENTER, 501 RIO CONCHO DRIVE.**

**PRESENT:**     **Voting Members:** William Dendle, Tim Edwards, Brenda Gunter, Mike Campbell,  
Dudra Butler, Johnny Silvas, Casey Barrett, Lee Pfluger

**Non-voting Members:** SAISD-Dr. Jeff Bright, DSA-Del Velasquez, GAFB-Kevin  
Bruce, Chamber of Commerce-Dan Koeing

**ABSENT:**     Jason Fernandez (AU)

**STAFF:**     Jon James  
                  Sarah Tackett  
                  Rick Weise  
                  Russell Pehl  
                  Shannon Scott  
                  Bob Schneeman

I.     Call to order, establish quorum.

The meeting was called to order at 3:00 pm. It was established that a quorum was present.

II.    Public comment.

Mr. Craig Meyers stated he had been involved with TIRZ almost since it's inception, mostly with regards to neighborhood revitalization. Mr. Craig Meyers added that recently he traveled to Austin with Bob Salas, the Director of Neighborhood and Family Services. They went to Austin to discuss a Low-Income Housing Project; apartments on Bryant/MLK. Staff in Austin had initially denied this project. However, their reasons were not legitimate. Staff's decision was overturned and the project was approved.

III.   Consideration of approving the minutes from the June 15, 2016 TIRZ Board Meeting.

***Motion to approve the June 15, 2016 TIRZ Board Meeting Minutes by Mr. Lee Pfluger, seconded by Mr. Mike Campbell and carried unanimously.***

IV.   Discussion and overview of TIRZ Board Member's duties and responsibilities.

Mr. Jon James stated that this is a “new” board; many of you have not served on the TIRZ Board before. He advised the board that they are required by State Law to have Open Meetings Training. If you have had this training in the past you do not have to take it again. Staff will send out the link for the training.

Mr. Jon James presented an overview of TIRZ. The TIRZ in San Angelo was created in 2006 with the purpose to revitalize downtown and aging commercial corridors. A graph of how the TIRZ works was presented. Maps of the TIRZ boundaries were also presented.

There are two ways to fund projects:

1. Borrow money upfront for improvements and pay back with subsequent increment revenue - riskier, but gets big projects done earlier.
2. Pay-as-you-go, which is the San Angelo approach. As increment revenue accrues, those funds are pumped back into the district through public investment and private incentives.

There are three types of projects:

1. Public Investment – streetscape, sidewalks, streets, lighting, etc.
2. Private Incentives – improvements to buildings, facades, aesthetics, safety, etc. related to a private development project.
3. Major Project – a major project that fronts the cost of a new development and is reimbursed a portion of the costs from a rebate of increased property taxes through a development agreement.

Mr. Jon James stated that the Project Plan has not been updated in the last few years; staff will be bringing this item to the board for guidance regarding updates. The current financials were also presented.

***No action taken.***

- V. Appointment of Vice-Chair.

***Motion to appoint Mr. Tim Edwards as Vice-Chair by Ms. Brenda Gunter, seconded by Mr. Johnny Silvas and carried unanimously.***

- VI. Consider authorizing the expenditure up to and not to exceed \$115,000 for services to Parkhill, Smith, and Cooper, Inc. (PSC) Engineers for design and surveying for the widening of West Concho Avenue from South Koenigheim Street to South Randolph Street.

Mr. Russell Pehl, City Engineer, presented this item; an overview was given. City Council gave staff direction to widen West Concho Avenue from US Highway 87 to Randolph Street. This includes widening the street approximately 15', relocate fire hydrant, relocate TxDOT facilities (ie: traffic and drainage), and a sidewalk along the south side of Concho Avenue. This project would help accommodate a space for gateway to downtown. TxDOT coordination is required for this project; they have verbally committed to paying for the improvements needed in their right-of-way. Estimated construction costs are \$870,000 of which TxDOT will contribute approximately \$300,000 for work in their right-of-way. Staff is requesting authorization of not to exceed \$115,000 for services to Parkhill, Smith and Cooper, Inc. (PSC) Engineers for design and surveying services.

***Motion to approve as presented by Ms. Brenda Gunter, seconded by Mr. Silvas and carried unanimously.***

- VII. Consider authorizing the expenditure up to \$120,000 (\$60,000 from each the north and south funds) to assist with a Transportation Enhancement Project for bicycle and pedestrian improvements within the zone.

Mr. Russell Pehl, City Engineer, presented this item; an overview was given. A Federal Transportation Grant was applied for in 2012. City Council approved this agreement on December 4, 2012. This grant would help enhance bicycle and pedestrian traffic along MLK Boulevard; aka San Angelo Bike and Pedestrian Improvements Project. The grant was award to COSA on July 25, 2013 by the Texas Transportation Commission. The project includes sidewalks, ADA Ramps, ADA elements at intersections, and striping for bicycle lanes. At the December 4, 2012 City Council Meeting, staff recommended TIRZ funding of \$120,000 of the \$260,000 matching funds. \$60,000 each from the north and south TIRZ. A map of the project was also presented. Total amount of the grant is \$1.2 million.

*Mr. Mike Campbell left the meeting at 4:06 PM.*

***Motion to approve the expenditure of \$120,000 from the TIRZ funds; staff should review project and figure the percentage of work done in the north and south; motion by Mr. Lee Pfluger, seconded by Mrs. Brenda Gunter and carried unanimously.***

- VIII. Selection of incentives program review subcommittees (north and south).

Mr. Bill Dendle suggested tabling this item until the next meeting. Mr. Jon James stated that during this window for incentives there are not a large number of

applications; therefore, staff can bring all incentive applications for presentation at the next TIRZ Board Meeting. He added, in the future, if there are a large number of applications we may want to look at forming a subcommittee to review the applications. Ms. Brenda Gunter stated she would like full board participation, Mr. Casey Barrett agreed. No subcommittee will be selected at this time; staff will present all incentive applications at the next TIRZ Board Meeting.

*Mr. Johnny Silvas left the meeting at 4:25 PM.*

IX. Announcements.

Mr. Bill Dendle asked the board to complete an information sheet that was being passed around.

X. Adjournment.

***Motion to adjourn by Mr. Lee Pfluger, seconded by Mr. Tim Edwards and carried unanimously. Meeting was adjourned at 4:30 PM.***



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**Bill Dendle, TIRZ Chairman**